

DATE ISSUED: July 23,2003 REPORT NO. RA-03-19
CMR 03-126

ATTENTION: Honorable Chair and Members of the Redevelopment Agency
Honorable Mayor and Members of the City Council
Docket of July 29, 2003

SUBJECT: Community Centers Rehabilitation Project – San Ysidro

SUMMARY:

Issue (s) –

For the Agency: Should the Redevelopment Agency make necessary findings and enter into a Cooperation Agreement with the City to fund the Community Centers Rehabilitation Project (Rehabilitation Project) – \$75,000 for the rehabilitation of two City-owned Community Center buildings in the San Ysidro Redevelopment Project Area?

For the Council: Should the Council make necessary findings and approve a Cooperation Agreement between the City and the Redevelopment Agency for the Rehabilitation Project in the San Ysidro Redevelopment Project Area?

Executive Director/Manager’s Recommendation –

For the Agency: Make necessary findings and enter into a Cooperation Agreement with the City to fund up to \$75,000 from San Ysidro Project Area tax increment for the Rehabilitation Project.

For the Council: Make necessary findings and approve a Cooperation Agreement between the City and the Redevelopment Agency - acceptance of up to \$75,000 from Fund 98570 into Fund 10269 as funding for the Rehabilitation Project.

Fiscal Impact – The project commits the Agency to expending up to \$75,000 from San Ysidro Project Area tax increment revenue. Adequate funds are available in Fund 98570 for this use.

Environmental – This activity is exempt pursuant to CEQA Section 15061 (c) (3) of the State CEQA Guidelines.

Code Enforcement Impact – None with this action.

Housing Affordability Impact – None with this action.

BACKGROUND

The San Ysidro Redevelopment Project Area was adopted in April 16, 1996. One of the many goals of the San Ysidro Redevelopment Plan is to help rehabilitate public facilities within the Project Area. Two Community Center buildings located in the heart of San Ysidro show clear signs of physical blight and are in need of repairs and rehabilitation. The Community Centers are located at 212 West Park Avenue and 268 East Park Avenue, built in 1926 and 1970, respectively. Both Community Centers are owned by the City of San Diego and are home to various community development programs provided by Casa Familiar (Lessee), a nonprofit organization that has provided services to the community of San Ysidro for over 30 years. Under the lease agreement between Casa Familiar and the City of San Diego, the property must be maintained “in a decent, safe, healthy and sanitary condition, including structural repair and restoration of damaged or worn improvements.” Agency staff has met several times with Casa Familiar and the City’s General Services Department to discuss necessary repairs and funding for the Rehabilitation Project.

DISCUSSION

This action recommends the approval of a Cooperation Agreement for the Rehabilitation Project -- repairs and rehabilitation of two San Ysidro Community Centers in the San Ysidro Redevelopment Project Area, as described in Attachment 2. The Agency may commit up to \$75,000 for the repairs and improvements identified by Casa Familiar as the most critical and qualifying items for the rehabilitation of the two Community Centers. The rehabilitation of the San Ysidro Community Centers will replace or upgrade outdated structures and fixtures including windows, flooring, counter tops, electrical upgrades, and air conditioning. The City’s General Services Department has provided a scope and cost estimates for the required work. General Services will provide the materials and labor for the Rehabilitation Project.

Pursuant to California Community Redevelopment Law Section 33445, the Agency is authorized to pay for rehabilitation of public facilities in the Project Area if findings are made that the rehabilitation is of benefit to the Project Area, that no other reasonable means of financing the rehabilitation is available to the community, that payment of funds for the costs of rehabilitation will assist in the elimination of one or more blighting conditions inside the Project Area, and that the project is consistent with the implementation plan adopted pursuant to Section 33490, as described in Attachment 1. The findings for the Rehabilitation Project are within Exhibit A of Attachment 2.

Rehabilitation of these two San Ysidro Community Centers will help eliminate physical blight by upgrading improvements in the buildings, which serve recreational, educational, and community needs for residents of the Project Area and neighboring communities. The repair and rehabilitation of these two buildings will also create a safer environment for patrons of several programs including after school programs for children, computer lab classes for adults, and other programs.

ALTERNATIVES:

Do not authorize funding assistance to the City from the Agency for the Rehabilitation Project. This alternative would delay the repair and rehabilitation required by the two San Ysidro Community Centers for an undetermined amount of time.

Respectfully submitted,

Todd Hooks
Deputy Executive Director
Redevelopment Agency

Approved: Hank Cunningham
Assistant Executive Director
Redevelopment Agency

Approved: Bruce Herring
Deputy City Manager

CUNNINGHAM/RC

Note: The attachments are not available in electronic format. A copy is available for review in the Office of the City Clerk.

Attachment(s): 1) San Ysidro Five Year Implementation Plan
 2) Cooperation Agreement